

**TO: Board of Supervisors**

**FROM:** Planning and Building Services Choose an item.

**MEETING DATE:** March 19, 2019

**DEPARTMENT CONTACT:** Julia Acker  
**DEPARTMENT CONTACT:** Brent Schultz

**PHONE:** 234-6650  
**PHONE:** 234-6650

**ITEM TYPE:** Noticed Public Hearing

**TIME ALLOCATED FOR ITEM:** 90 Min

**AGENDA TITLE:**

Noticed Public Hearing – Discussion and Possible Action on General Plan Amendment Including the Following Sub-Items: (1) General Plan Amendment and Rezoning with a Contract Rezone (GP\_2014-0002/R\_2014-0003 – Adkinson), Located at 8800 Highway 128, Philo (APNs: 046-070-26, 046-070-27, & 046-070-28) and (2) General Plan Amendment and Rezoning (GP\_2006-0008/R\_2006-0012 – Moores), Located Within the General Region of the Irish Beach Subdivision (APNs: 131-110-04, 07, 16, 17, and 36, 132-210-37, 38, 39, 40, and 41, and 132-320-06, 07, 24, 26, 27, 42, 43, & 45)

**RECOMMENDED ACTION/MOTION:**

(1) Adopt a Resolution Adopting a Mitigated Negative Declaration for a General Plan Amendment and Rezoning (GP\_2014-0002/R\_2014-0003 – Adkinson), Located at 8800 Highway 128, Philo (APNs: 046-070-26, 046-070-27, & 046-070-28), and authorize Chair to sign same; (2) Adopt a Resolution Approving General Plan Amendment GP\_2014-0002 (Adkinson) and denying General Plan Amendment GP\_2006-0008; (3) Adopt an Ordinance Changing the Zoning of 12.01± acres (APNs: 046-070-26, -27, -28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) and Rural Community with a Flood Plain combining district (RC:FP) to General Commercial – with a Contract Rezone and Flood Plain combining district (C-2:CR[FP]), and authorize Chair to sign same; (4) Adopt an Ordinance Changing the Inland Zoning of portions of APNs 131-110-16 and 17 from Range Land to Timberland Production; (5) Adopt an Ordinance Changing the Coastal Zoning of APN 131-110-07 from Forest Lands to Timberland Production Zoning District and Changing the Zoning on a portion of APNs 132-210-37, 38, 39, 40, and 41 from Range Lands to Timberland Production. (6) Adopt a Resolution Authorizing Planning and Building Services to submit a Local Coastal Program Amendment Application to the California Coastal Commission for GP\_2006-0008/R\_2006-0012.

**PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:**

GP\_2006-0008/R\_2006-0012 (Moores) was scheduled for the Board of Supervisors on December 18, 2018, but was continued to a date uncertain and renoticed.

**SUMMARY OF REQUEST:**

For GP\_2014-0002/R\_2014-0003, the Applicant proposes to reclassify 8.33± acres (portion of APNs: 046-070-26, 046-070-27, 046-070-28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) to Rural Community with a Flood Plain combining district (RC:FP) and rezone 12.01± acres (APNs: 046-070-26, -27, -28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) and Rural Community with a Flood Plain combining district (RC:FP) to General Commercial – with a Contract Rezone and Flood Plain combining district (C-2:CR[FP]). The proposed project is subject to Mendocino County Code Section 20.212 and requires a contract to impose conditions, thus a Contract Rezone has been prepared to ensure and defend the necessary safety and general welfare standards of the County of Mendocino and protect sensitive resource areas located on the subject parcels. The Planning Commission at their July 19, 2018 Meeting unanimously supported approval of the project.

For GP\_2006-0008/R\_2006-0012, the Applicant proposes Amendment to the Coastal Land Use Map and Coastal and Inland Zoning Maps for the following General Plan Classifications and Zoning Districts:

- Coastal Zone General Plan Amendment from: RL160 \*2C to RR5:PD [RR1:PD] and C; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; RL160 to RL160\*2C/FL160.
- Coastal Rezone from: RL160:FP\*2C to RR5:PD:FP [RR1:PD:FP] and C; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; FL160 to TP160; RL160 to TP160; RL160 to RL160:\*2C/TP.
- Inland Rezone from: RL160 to TP160.

Attachment A of the Planning Commission Staff Report illustrates these proposed changes. On November 27, 2018, the Planning Commission recommended that the Board of Supervisors deny GP\_2006-0012, Deny portions of R\_2006-0012, and approve portions of R\_2006-0012. See the attached Staff Memo, BOS Resolution, Ordinances (Coastal and Inland), Planning Commission Packet, and Draft Planning Commission Minutes.

**ALTERNATIVE ACTION/MOTION:**

Provide Direction to Staff.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**FISCAL IMPACT:**

**SOURCE OF FUNDING:** N/A

**CURRENT F/Y COST:** N/A

**BUDGETED IN CURRENT F/Y:** N/A

**ANNUAL RECURRING COST:** N/A

**SUPERVISORIAL DISTRICT:** DISTRICT 5

**VOTE REQUIREMENT:** MAJORITY

**AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL:** N/A

**CEO LIAISON:** Choose an item.

**CEO REVIEW:** Choose an item.

**CEO COMMENTS:**

**FOR COB USE ONLY**

Executed By: DEPUTY CLERK

Date: DATE EXECUTED.

Note to Department:

Final Status: ITEM STATUS

Executed Item Number: ITEM